

RANCHO BERNARDO

PUBLIC FACILITIES FINANCING PLAN

CITY OF SAN DIEGO

ENGINEERING & DEVELOPMENT

APRIL, 1990

(REVISED MAY, 1990)

RESOLUTION NUMBER R-276010

Adopted on June 26, 1990

BE IT RESOLVED, by the Council of The City of San Diego, that the City of San Diego, that the City Council hereby adopts the Public Facilities Financing Plan for Rancho Bernardo Community Planning area, copy of the financing plan is on file in the office of the City Clerk as Document No. RR-276010.

APPROVED: John W. Witt, City Attorney

By

John K. Riess
Deputy City Attorney

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SUMMARY

SCOPE OF REPORT

This report covers the overall financing plan for the remaining public facilities required in the Rancho Bernardo Community over the next ten years. Needs are established in relation to population thresholds or as increased traffic warrants additional facilities.

Included are (a) a development forecast and analysis, (b) cost and timing estimates for the needed capital facilities and, (c) an analysis of the proposed and recommended methods of financing.

AVCO SETTLEMENT

The City of San Diego and AVCO have in effect a court settlement that has a substantial impact on this Financing Plan. Under terms of this settlement, among other things, the City cannot increase any fees on the 850-unit Vista del Lago project above the level that existed in April, 1988. This has a direct effect on the funding for the remaining facilities required for the completion of the Community Park.

AUTHORITY

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego, adopted by the City Council on February 26, 1979, sets forth guidelines for future development and planned growth. The plan designates the Rancho Bernardo area as a Planned Urbanizing Area, and suggests that the needed community facilities be financed by special assessment districts, impact fees, developer contributions, and the City's General Fund.

This report is a FINANCING PLAN which has been prepared in conformance with the requirements as set forth in the City of San Diego Council Policy 600-28, titled "Requirements for Development Approval in Planned Urbanizing Areas." This policy states that a community facilities financing program setting up the methods and sources, when identified, of financing for all the necessary improvements within a community, should be adopted by the City Council.

DEVELOPMENT FORECAST AND ANALYSIS

Rancho Bernardo is currently about 95% built-out. There are approximately 1000 residential units, 160 industrial acres, and virtually no commercial property (with the possible exception of the redevelopment of the Allstate site) left to be developed in the Rancho Bernardo Community. It is estimated that this development will be completed within the next ten years.

PUBLIC FACILITIES FINANCING PLAN

The financing plan for needed public facilities in the Rancho Bernardo Community consists of a list of existing public facilities, a description and list of future public facility needs, a method of financing, if known, a Capital Improvement Program and a cash-flow analysis.

This financing plan implements the planning which has gone into the Rancho Bernardo Community Plan and supports the overall concepts of the City of San Diego Progress Guide and General Plan.

EXISTING PUBLIC FACILITIES

Since 1962, the Rancho Bernardo Community has grown to a population of about 39,000. The existing public facilities consist of a street circulation system necessary for transportation needs, a 3,000 square-foot fire station, an 8,000 square-foot branch library. A community park in the northwest quadrant of the community currently serves Rancho Bernardo. Ballfields, a comfort station, and Joslyn Senior Citizens Center have already been constructed. A recreation center and a swimming pool are still needed to complete the community park.

Library Facility

Library services in Rancho Bernardo are presently provided by the 8,000 square foot Rancho Bernardo Community Library located in the area west of Bernardo Center Drive. This facility is not adequate to serve this community of 41,200. The community supports a larger facility. A minimum 15,000 square foot facility is needed.

Fire Station

Fire Station No. 33, located at 16966 Bernardo Center Drive, provides fire protection for the Rancho Bernardo Community. It is staffed with four firefighters, Medevac 33 (staffed with two paramedics), and brush-fire apparatus used for wildland firefighting.

Additional fire protection facilities within the community Planning area are not anticipated.

FUTURE PUBLIC FACILITY NEEDS

Future Public Facility Needs

Additional public facilities required for transportation and parks and recreation are more fully described in Table 1 and in the following Capital Improvements Program project sheets. The table and following sheets have been revised to reflect project implementation that has taken place since the 1983 report was adopted and reflect current estimated development schedules.

TARIF 1
RANCHO BERNARDO - FACILITIES PROJECTS

TRANSPORTATION PROJECTS			FUNDING SOURCE			
PROJECT NO.	YEAR OF NEED	TOTAL COST (1991)	DEVELOPER	DEVELOPMENT IMPACT FEE	PARK FEES	OTHER
1. I-15/HIGHLAND VALLEY RD. INTERCHANGE IMP.-WIDEN TO ACCOMMODATE 4-THRU LANES	D-2000 C-2002	\$11,000,000				\$11,000,000 Caltrans/City/ Developer
2. WEST BERNARDO DR. WIDEN TO 4-LANE MAJOR STREET	D-1997 C-1998	\$ 5,300,000		\$ 530,000		\$ 4,770,000 Prop A/FAU
3. ESCALA DRIVE SIDEWALK PROVIDE 750 FT. OF MISSING SIDEWALK	DC-1991	\$ 160,000		\$ 160,000		
4. SMOKE SIGNAL DRIVE EXT. (ESCALA DR.) CONSTRUCT 3400 FT. 2-LANE COLLECTOR	not known at this time	\$ 1,900,000	\$1,900,000			
5. BERNARDO CENTER DR. 3200 FT. OF RAISED MEDIANS	D-1991 C-1992	\$ 30,000 \$ 250,000	\$ 280,000			
6. RANCHO BERNARDO RD. WIDEN A PORTION TO 6-LANE MAJOR	D-1998 C-1999	\$ 1,800,000				\$ 1,800,000 Prop A
7. GRANDEE/POMERADO RD. TRAFFIC SIGNAL	DC-1992	\$ 100,000		\$ 100,000		
8. ESCALA DR/BERNARDO CTR DR. TRAFFIC SIGNAL	DC-1991	\$ 80,000	\$ 55,000	\$ 25,000		
9. PASEO DEL VERANO NORTE/POM. RD. TRAFFIC SIGNAL	DC-1991	\$ 95,000		\$ 95,000		
10. VIA DEL CAMPO/W. BERNARDO DR. TRAFFIC SIGNAL	DC-1995	\$ 95,000				\$ 95,000 City
11. CAMINO DEL NORTE/BERNARDO CTR DR. GRADE-SEP. INTCHGE	D-2009 C-2010	\$ 3,000,000	\$ 400,000			\$ 2,600,000 FAU
12. DUAL MAST ARM AT FIRE STATION 33	DC-1991	\$ 35,000				\$ 35,000* CITY
TOTAL-TRANSPORTATION PROJECTS		\$23,845,000	\$2,635,000	\$ 910,000	\$0.00	\$20,300,000

* FUNDING WILL BE ADVANCED BY DIF MONIES WITH
REIMBURSEMENT IN FY 92 FROM CAPITAL OUTLAY.

D=DESIGN
C=CONSTRUCTION
S=STUDY

TABLE 1
RANCHO BERNARDO - FACILITIES PROJECTS

TRANSPORTATION PROJECTS	YEAR OF NEED	TOTAL COST (1991)	DEVELOPER	FUNDING SOURCE		
				DEVELOPMENT IMPACT FEE	PARK FEES	OTHER
PROJECT NO.						
13. COMMUNITY PARK RECREATION CENTER (SWIMMING POOL SCHEDULE AND FUNDING UNKNOWN)	D-1993 C-1994	\$ 2,500,000			\$1,150,000	\$ 1,350,000 (Unidentified)
14. LIBRARY - 15,000 SQUARE FEET	not known at this time	not determined				may be by special assessment, private grant, or local funding
15. I-15 LRT ALIGNMENT STUDY AND PRELIMINARY ENGINEERING	S-1991 E-1992	\$ 11,000 \$ 33,000		\$ 11,000 \$ 33,000		
TOTAL ALL PROJECTS		\$26,389,000	\$2,635,000	\$ 954,000	\$1,150,000	\$21,650,000

D=DESIGN
C=CONSTRUCTION
S=STUDY

TABLE 2
CAPITAL IMPROVEMENTS PROGRAM

See pages 9 thru 17

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-1

TITLE: I-15/HIGHLAND VALLEY INTERCHANGE

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 11,000,000

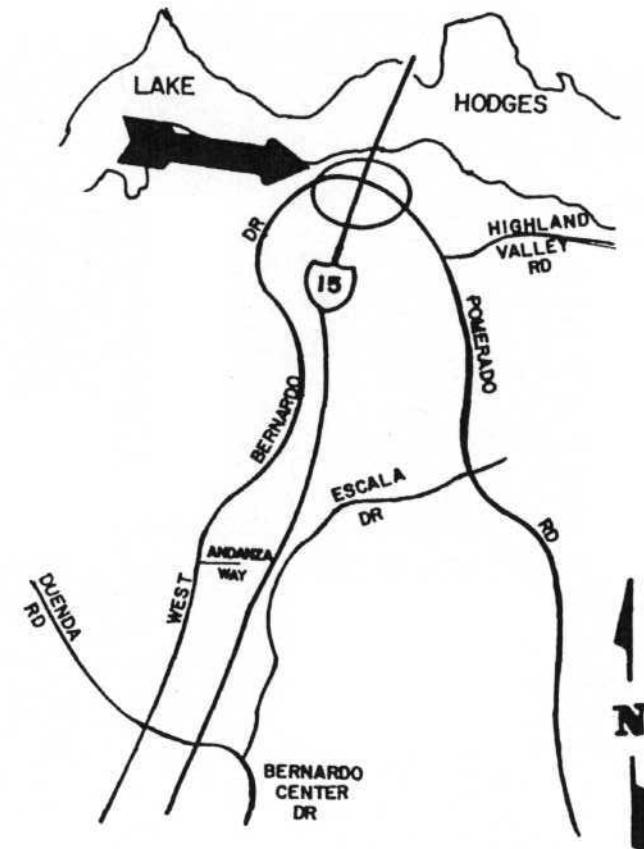
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 2000	FY 2002				
11,000,000	CALTRANS/CITY/DEV			1,000,000	10,000,000				
0									
0									
0									
0									
0									
11,000,000	TOTAL	0	0	D 1,000,000	C 10,000,000	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT WILL PROVIDE INTERCHANGE IMPROVEMENTS AT I-15 AND HIGHLAND VALLEY ROAD TO ACCOMMODATE 4 THRU LANES. PROJECT INCLUDES TRAFFIC SIGNALS AT RAMP INTERSECTIONS ON BOTH SIDES OF I-15.

JUSTIFICATION: THESE IMPROVEMENTS ARE REQUIRED TO ACCOMMODATE THE ADDITIONAL PEAK HOUR TRAFFIC BECAUSE OF THE VISTA DEL LAGO PROJECT.

SCHEDULE: PROJECT IS SCHEDULED FOR DESIGN IN FY 2000 AND CONSTRUCTION IN FY 2002. THE WIDENING OF WEST BERNARDO DRIVE SHOULD EITHER BE COMPLETED OR DONE CONCURRENTLY WITH THIS IMPROVEMENT.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-2

TITLE: WEST BERNARDO DRIVE - ANDANZA WAY TO POMERADO ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 5,300,000

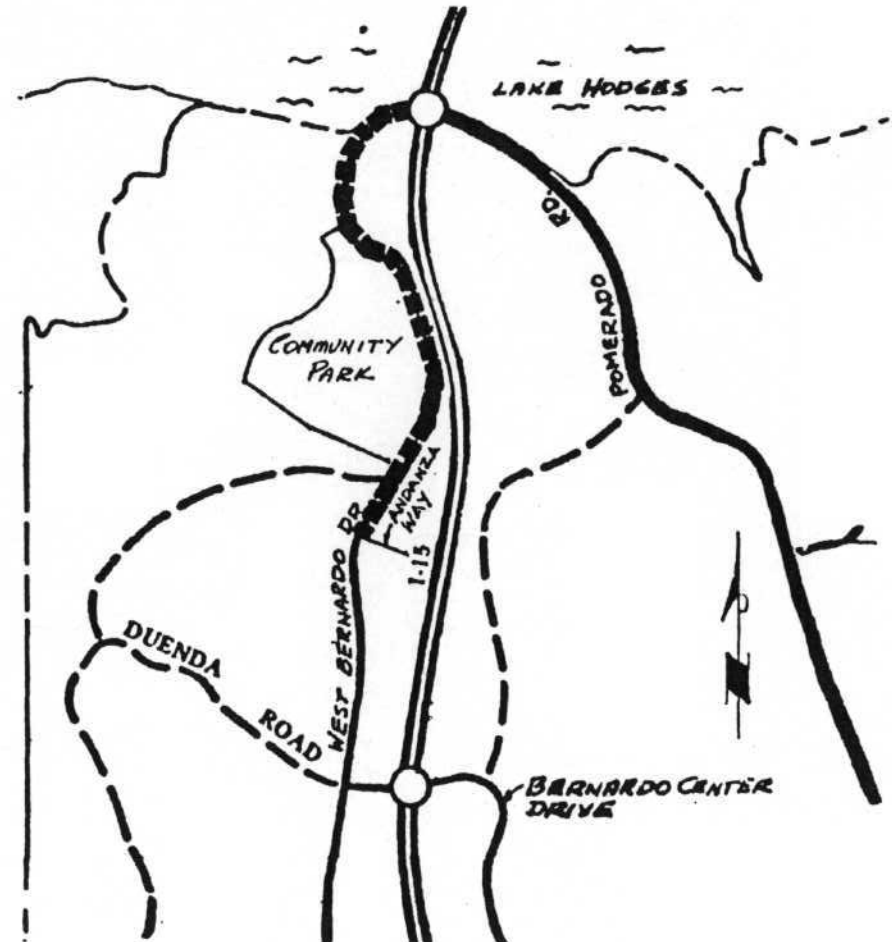
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1997	FY 1998				
530,000	DIF			530,000					
4,770,000	PROP A/FAU				4,770,000				
0									
0									
0									
0									
5,300,000	TOTAL	0	0	D 530,000	C 4,770,000	0	0	0	0

I=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT WILL WIDEN WEST BERNARDO DRIVE FROM ANDANZA WAY TO I-15 TO A 4-LANE MAJOR STREET. A PORTION OF WEST BERNARDO DRIVE ADJACENT TO THE CASA DE LAS CAMPANAS RESIDENTIAL CARE FACILITY HAS ALREADY BEEN WIDENED ON THE EAST SIDE.

JUSTIFICATION: THIS WIDENING OF WEST BERNARDO DRIVE WILL PROVIDE THE NECESSARY MAJOR STREET CONNECTION BETWEEN THE NORTHERLY PORTION OF POMERADO ROAD LOCATED EASTERLY OF I-15, AND THE WESTWOOD DEVELOPMENT WEST OF I-15. ALSO, THIS LINK WILL PROVIDE THE WESTWOOD AREA WITH A MORE-DIRECT ACCESS TO I-15 NORTH.

SCHEDULE: DESIGN WILL OCCUR IN FY 1997 WITH CONSTRUCTION COMMENCING IN FY 1998.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-3

TITLE: ESCALA DRIVE SIDEWALK

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

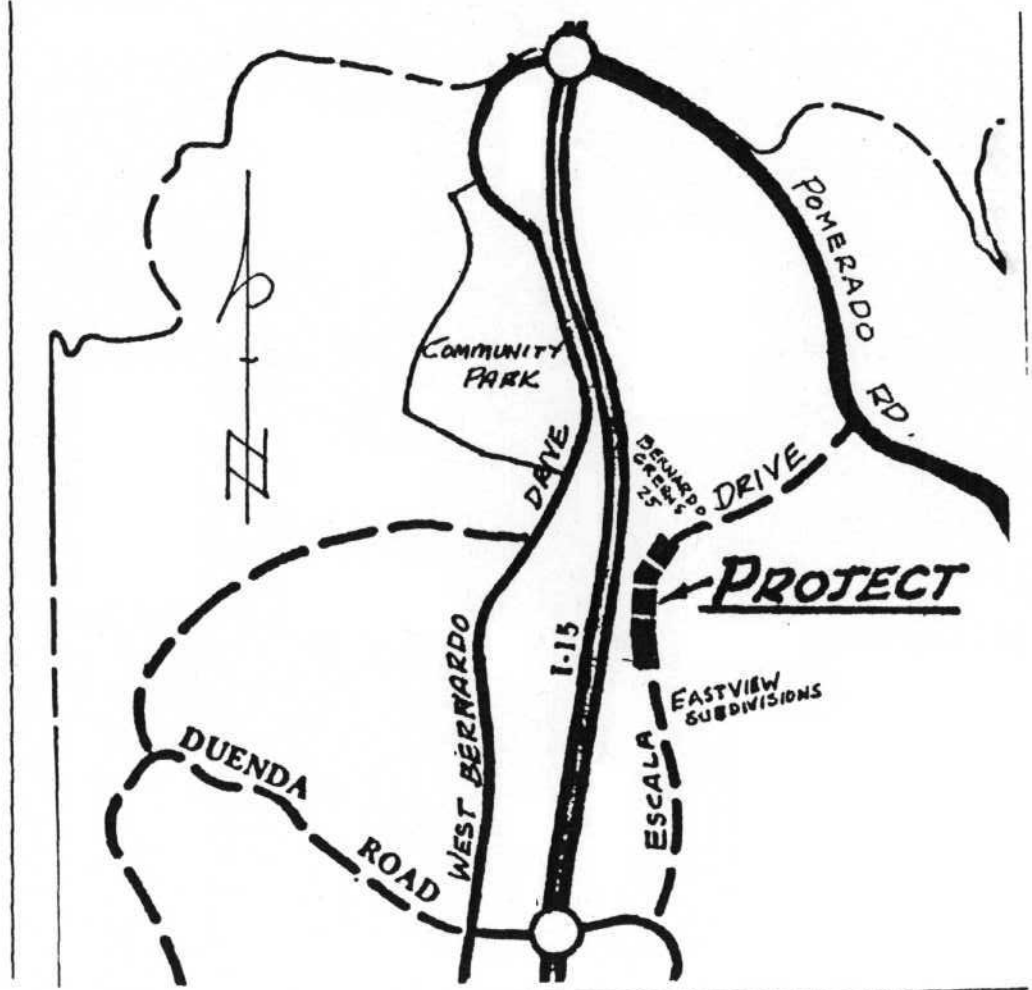
COSTS:		LAND	ENGR/CONSTR	160,000						
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996	
160,000	DIF			160,000						
0										
0										
0										
0										
0										
160,000	TOTAL	0	0	DC 160,000	0	0	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT WILL PROVIDE 750 FEET + OF NECESSARY SIDEWALK ON THE EAST SIDE OF ESCALA DRIVE, ACROSS THE PORTION THAT IS PRESENTLY UNDER THE CITY OF SAN DIEGO OWNERSHIP, LYING BETWEEN BERNARDO GREENS UNIT NO. 25 AND THE EASTVIEW UNITS SUBDIVISION.

JUSTIFICATION: THIS PEDESTRIAN ACCESS IS NEEDED TO PROVIDE A CONVENIENT AND SAFE WALKWAY TO RESIDENTIAL AREAS ON BOTH SIDES OF THE VALLEY.

SCHEDULE: DESIGN AND CONSTRUCTION WILL OCCUR IN FY 1991.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-4

TITLE: SMOKE SIGNAL DRIVE (ESCALA DRIVE) EXTENSION

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 1,900,000

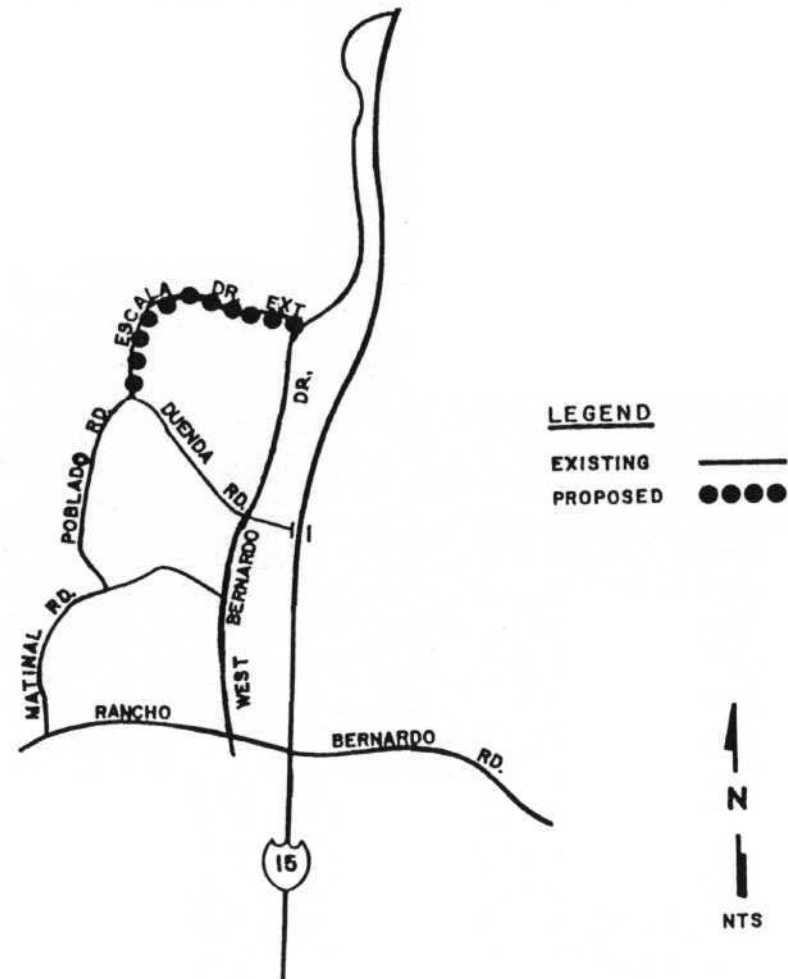
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	UNKNOWN AT THIS TIME						
1,900,000	DEV			1,900,000						
0										
0										
0										
0										
1,900,000	TOTAL	0	0	1,900,000	0	0	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: PROJECT PROVIDES FOR SMOKE SIGNAL (ESCALA) DRIVE EXTENSION AS A 2-LANE COLLECTOR LINKING THE EXISTING WEST BERNARDO DRIVE WITH THE EXISTING ESCALA DRIVE WESTERLY OF WEST BERNARDO DRIVE.

JUSTIFICATION: PROJECT WOULD ALLOW TRAFFIC FROM WESTWOOD VALLEY TO HAVE DIRECT ACCESS TO WEST BERNARDO DRIVE.

SCHEDULE: UNKNOWN.



ESCALA DR (SMOKE SIGNAL) EXTENSION

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-5

TITLE: BERNARDO CENTER DRIVE RAISED MEDIANS

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 280,000

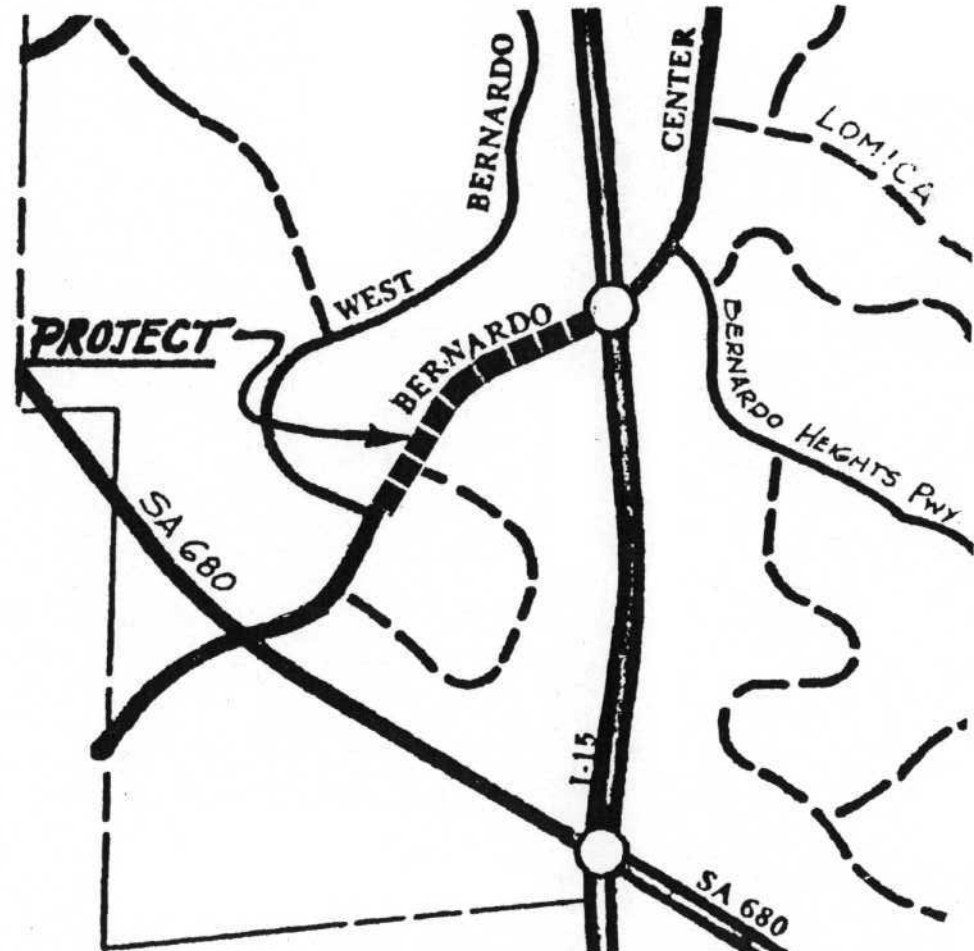
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
280,000	DEVELOPER			30,000	250,000				
0									
0									
0									
0									
0									
280,000	TOTAL	0	0	D 30,000	C 250,000	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT WILL PROVIDE 3,200 FEET OF RAISED MEDIAN WITHIN THE LIMITS OF WEST BERNARDO DRIVE AND I-15.

JUSTIFICATION: MEDIAN CONSTRUCTION WILL COMPLETE THIS SECTION OF BERNARDO CENTER DRIVE AS A 4-LANE MAJOR, AS CALLED FOR IN THE COMMUNITY PLAN. FUTURE VOLUMES ARE EXPECTED TO APPROACH 30,000 ADT.

SCHEDULE: THIS CONSTRUCTION IS TENTATIVELY SCHEDULED FOR FY 1992. DESIGN IN FY 1991.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-6

TITLE: RANCHO BERNARDO ROAD

COUNCIL DISTRICT: 6
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 1,800,000

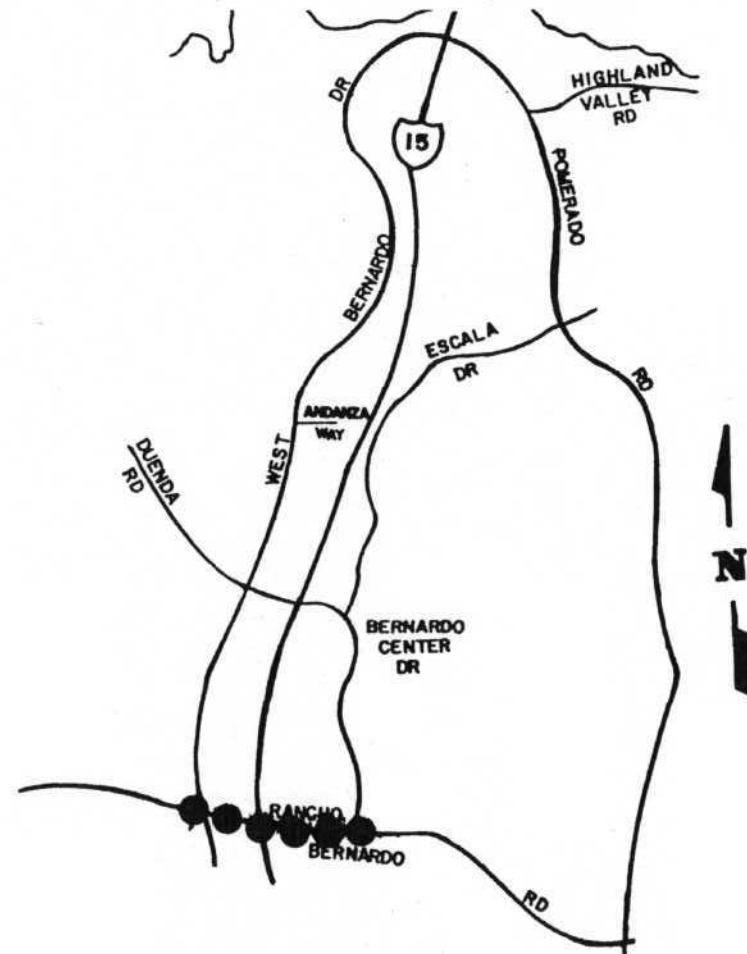
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1998	FY 1999				
1,800,000	PROP A			200,000	1,600,000				
0									
0									
0									
0									
0									
1,800,000	TOTAL	0	0	D 200,000	C 1,600,000	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: WIDEN A PORTION OF RANCHO BERNARDO ROAD TO A 6-LANE MAJOR STREET FROM AN AREA APPROXIMATELY 150 FEET EASTERLY OF BERNARDO CENTER DRIVE TO AN AREA APPROXIMATELY 150 FEET WESTERLY OF WEST BERNARDO DRIVE.

JUSTIFICATION: THIS IMPROVEMENT WOULD COMPLETE THE IMPROVEMENTS TO RANCHO BERNARDO ROAD CALLED FOR IN THE COMMUNITY PLAN.

SCHEDULE: DESIGN IS SCHEDULED FOR FY 1998 WITH CONSTRUCTION COMMENCING IN 1999.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-7

TITLE: CAMINO DEL NORTE/BERNARDO CENTER DRIVE

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 3,000,000

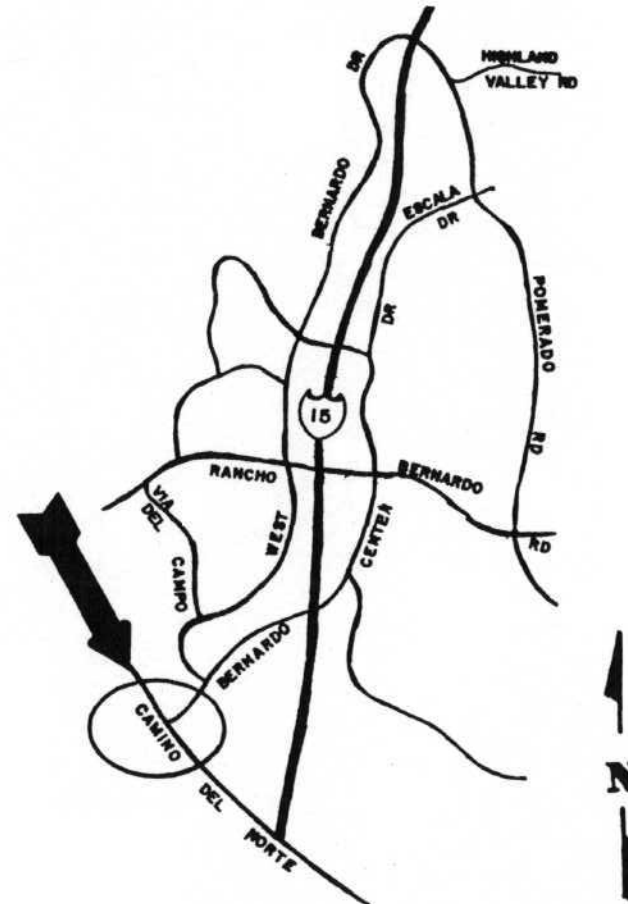
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 2009	FY 2010				
400,000	DEVELOPER			400,000					
2,600,000	FAU				2,600,000				
0									
0									
0									
0									
3,000,000	TOTAL	0	0	D 400,000	C 2,600,000	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR A GRADE-SEPARATED INTERCHANGE AT THE INTERSECTION OF CAMINO DEL NORTE (SA-680) AND BERNARDO CENTER DRIVE.

JUSTIFICATION: FUTURE INCREASED TRAFFIC VOLUMES, PARTICULARLY FROM THE COUNTY'S 4-S RANCH DEVELOPMENT, WILL SIGNIFICANTLY IMPACT THIS INTERSECTION.

SCHEDULE: DESIGN AND CONSTRUCTION WILL NOT OCCUR PRIOR TO FY 2009.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-8

TITLE: TRAFFIC SIGNALS

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL
COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
80,000	DEVELOPER			80,000					
95,000	DIF			95,000					
95,000	CITY							95,000	
0									
0									
0									
270,000	TOTAL	0	0	DC 175,000	0	0	0	DC 95,000	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT CONSISTS OF THE INSTALLATION OF THE REMAINING 5 SIGNALS TO BE PROVIDED IN THE RANCHO BERNARDO COMMUNITY: THE 3 LISTED ABOVE AND A TWO AS PART OF THE HIGHLAND VALLEY/I-15 INTERCHANGE PROJECT.

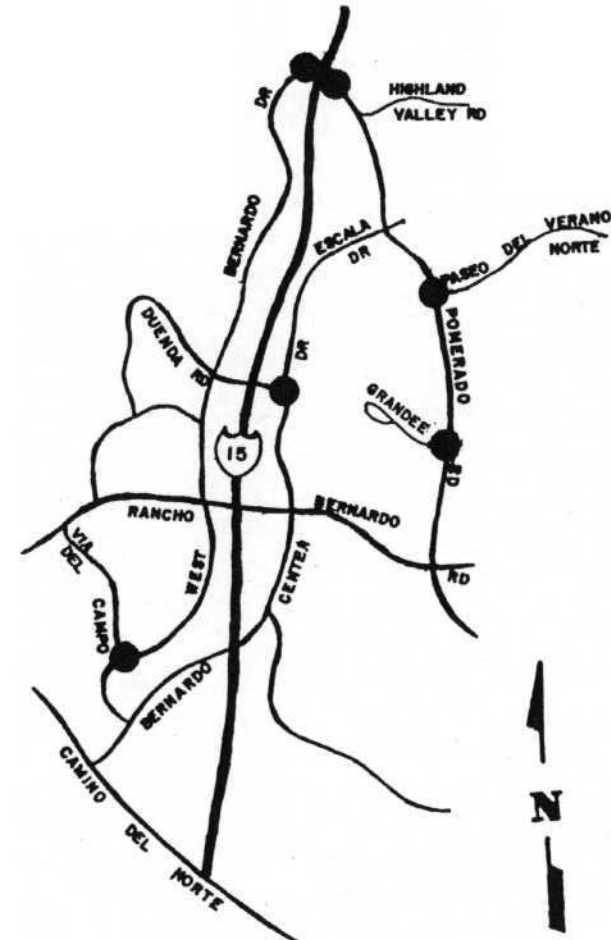
JUSTIFICATION: THE INSTALLATION OF THESE SIGNALS WILL ENSURE THE HIGHEST DEGREE OF TRAFFIC SAFETY AND TRAFFIC FLOW.

LOCATION	FY YEAR OF	FUNDING	COST
8-1 ESCALA/BERNARDO CTR DR.	1991	DIF/DEV	\$80,000*
8-2 PASEO DEL VERANO NORTE AND POMERADO	1991	DIF	\$95,000
8-3 VIA DEL CAMPO/WEST BERNARDO DR.	1995	CITY	\$95,000
*8-4 I-15/HIGHLAND VALLEY (2 SIGNALS)	2002	DEV	-----
8-5 GRANDEE/POMERADO RD.	1992	DIF	\$100,000
8-6 DUAL MAST ARMS IN FRONT OF FIRE STATION 33	1991	CITY	\$35,000**

*THESE SIGNALS WILL BE PROVIDED AS PART OF PROJECT 31-1.

* 55,000 DEV
25,000 DIF

* DIF MONIES WILL BE ADVANCED FOR MAST ARM WITH REIMBURSEMENT FROM CAPITAL OUTLAY FUND IN FY 92.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-9

TITLE: RANCHO BERNARDO COMMUNITY PARK RECREATION CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION DEPARTMENT
COSTS:

DESIGN/CONSTR 2,500,000

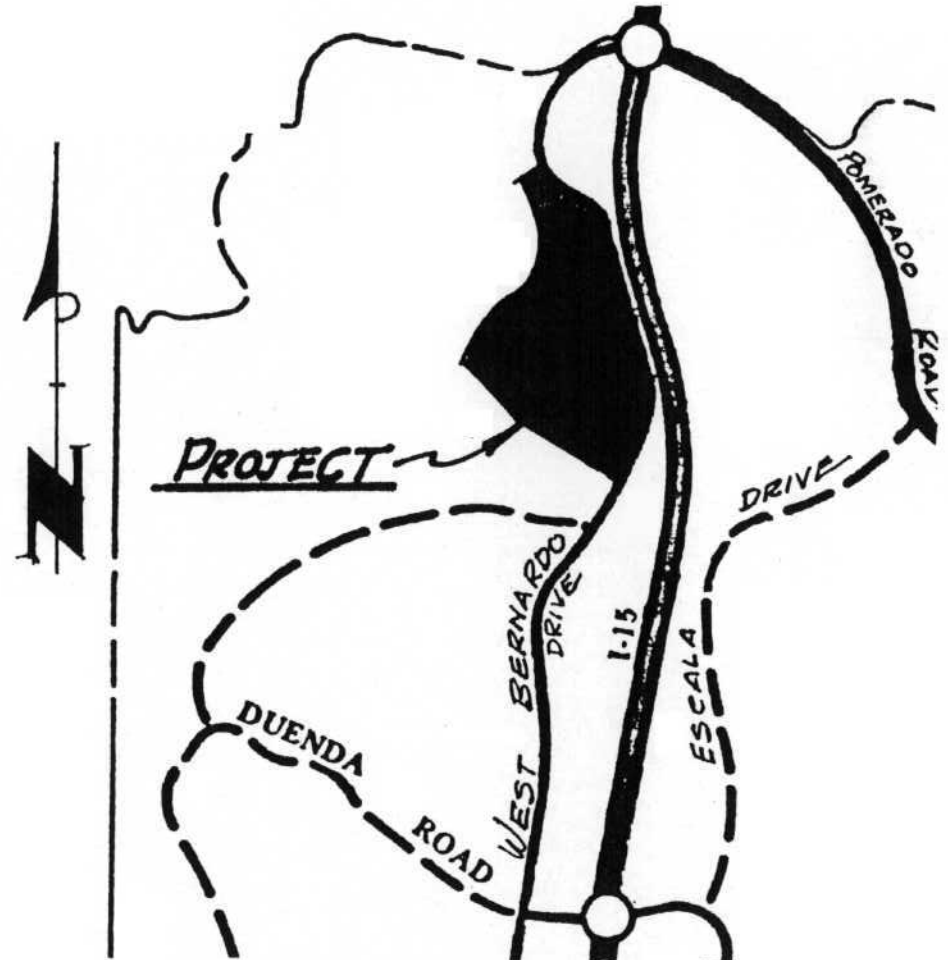
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1993	FY 1994	UNKNOWN			
1,150,000	SPECIAL PARK FEES			400,000	750,000				
1,350,000	UNIDENTIFIED					1,350,000			
0									
0									
0									
0									
2,500,000	TOTAL	0	0	D 400,000	C 750,000	C 1,350,000	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: THIS PROJECT CALLS FOR A 20,000 SQUARE FOOT RECREATION CENTER TO BE CONSTRUCTED IN 2 PHASES. PHASE 1 WILL BE TO CONSTRUCT A 5000 SQUARE FOOT BUILDING WITH EXISTING PARK FEES. WHEN REMAINING FUNDING SOURCES ARE IDENTIFIED, THE ADDITIONAL 15,000 SQUARE FOOT WILL BE CONSTRUCTED.

JUSTIFICATION: A COMMUNITY PARK AND RECREATION CENTER IS REQUIRED FOR RANCHO BERNARDO TO MEET GENERAL PLAN STANDARDS.

SCHEDULE: THE FIRST PHASE WILL HAVE DESIGN IN FY 1993 AND CONSTRUCTION IN FY 1994. PHASE 2 WILL DEPEND UPON SECURING APPROPRIATE FUNDING.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 31-10

TITLE: 15,000 SQUARE FOOT RANCHO BERNARDO LIBRARY

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

DEPARTMENT: LIBRARY DEPARTMENT
COSTS:

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
	0 SPECIAL ASSESSMENT,								
	0 PRIVATE GRANT, OR								
	0 LOCAL FUNDING								
	0								
	0								
	0								
	0 TOTAL	0	0	0	0	0	0	0	0

COSTS AND SCHEDULING HAVE YET TO BE DETERMINED

L=land purchase D=design C=construction E=engineering

DESCRIPTION: COMMUNITY PLAN SUGGESTS A REVIEW OF PRESENT LIBRARY SERVICE IN THE COMMUNITY AND RECOMMENDS A 15,000 SQUARE FOOT FACILITY.

LOCATION NOT YET DETERMINED

JUSTIFICATION: ACCORDING TO SAN DIEGO PUBLIC LIBRARY MASTER PLAN STANDARDS, A MINIMUM 15,000 SQUARE-FOOT FACILITY IS NEEDED.

SCHEDULING: NOT DETERMINED AT THIS TIME.

PROJECT: 31-12

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 31
INITIAL SCHEDULE:

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
44,000	DIF			11,000	33,000				
0									
0									
0									
0									
0									
44,000	TOTAL	0	0	STUDY 11,000	E 33,000	0	0	0	0

L=land purchase D=design C=construction E=engineering

JUSTIFICATION: THE TOTAL COST OF THE STUDY IS \$130,000, WITH THE CITY'S SHARE HALF OF THAT AMOUNT. RANCHO BERNARDO'S SHARE IS \$11,000. RANCHO BERNARDO'S SHARE FOR PRELIMINARY ENGINEERING IS \$33,000.

SCHEDULE: THE STUDY WILL TAKE PLACE IN FISCAL YEAR 1991. THE PRELIMINARY ENGINEERING WILL OCCUR IN FISCAL YEAR 1992.

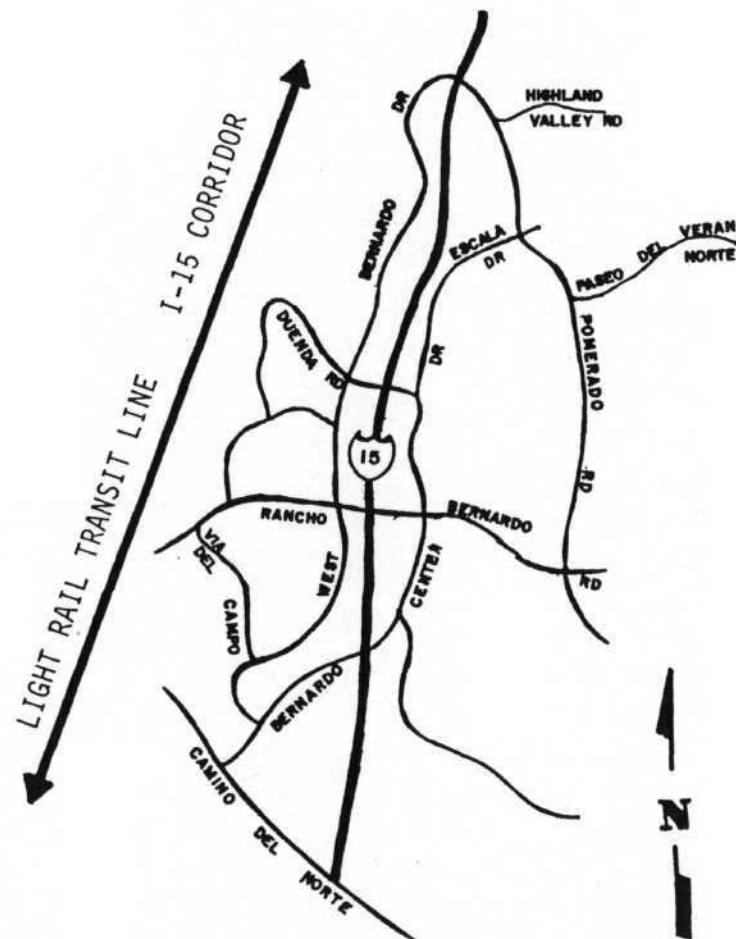


TABLE 3
DEVELOPMENT IMPACT FEE
DEPOSIT SCHEDULE

FISCAL YEAR	SINGLE & MULTI- FAMILY UNIT	MULTI-FAMILY UNIT*	COMMERCIAL ACRE	INDUSTRIAL ACRE
1991	\$178	\$141	\$1247	\$356
1992	189	141	1321	378
1993	200	141	1401	400
1994	212	141	1485	424
1995	225	141	1574	450
1996	238	141	1668	477
1997	253	141	1768	505
1998	268	141	1874	536
1999	284	141	1987	568
2000	301	141	2106	602

* VISTA DEL LAGO ONLY

TABLE 4
RANCHO BERNARDO DIF CASH FLOW TABLE

FY	SFDU	MFDU	CAC	IAC	\$/SFDU \$/MFDU	\$/MFDU*	\$/CAC	\$/IAC	INPUT + INTEREST	CIP \$	NET BAL.\$
											\$840,000
1991	10	450	2.5	20.0	\$178	\$141	\$1,247	\$356	\$127,330	\$303,160	\$664,170
1992	10	400	2.5	20.0	\$189	\$141	\$1,321	\$378	\$113,243	\$160,675	\$616,738
1993	10	32	0.0	20.0	\$200	\$141	\$1,401	\$400	\$60,492	\$11,910	\$665,320
1994	10	0	0.0	20.0	\$212	\$141	\$1,485	\$424	\$57,922	\$12,625	\$710,617
1995	10	0	0.0	20.0	\$225	\$141	\$1,574	\$450	\$61,780	\$13,382	\$759,015
1996	10	0	0.0	20.0	\$238	\$141	\$1,668	\$477	\$65,897	\$14,185	\$810,727
1997	10	0	0.0	10.0	\$253	\$141	\$1,768	\$505	\$37,169	\$811,960	\$35,935
1998	10	0	0.0	10.0	\$268	\$141	\$1,874	\$536	\$10,316	\$15,938	\$30,313
1999	10	0	0.0	10.0	\$284	\$141	\$1,987	\$568	\$10,381	\$16,895	\$23,799
2000	10	0	0.0	10.0	\$301	\$141	\$2,106	\$602	\$10,410	\$17,908	\$16,301
---	---	---	---	---	---	---	---	---	---	---	---
TOTAL	100	882	5.0	160.0	--	--	--	--	\$1,394,940	\$1,378,639	\$16,301

*VISTA DEL LAGO ONLY

NOTE:\$ VALUES ROUNDED TO NEAREST DOLLAR

TABLE 5
SPECIAL PARK FEE
DEPOSIT SCHEDULE

FISCAL YEAR	SINGLE FAMILY UNIT	MULTI-FAMILY UNIT	MULTI-FAMILY* UNIT
1991	809	\$565	\$449
1992	857	599	449
1993	909	635	449
1994	963	673	449
1995	1021	713	449
1996	1082	756	449
1997	1147	802	449
1998	1216	850	449
1999	1289	900	449
2000	1366	954	449

* VISTS DEL LAGO ONLY

TABLE 6

RANCHO BERNARDO PARK CASH FLOW TABLE

FY	SFDU	MFDU	\$/SFDU	\$/MFDU	\$/MFDU*	\$/CAC	\$/IAC	INPUT + INTEREST	CIP \$	NET BAL.\$
										\$850,000
1991	10	450	\$809	\$565	\$449	\$5,661	\$1,618	\$277,663	\$10,600	\$1,117,063
1992	10	400	\$857	\$599	\$449	\$6,001	\$1,715	\$273,929	\$11,236	\$1,379,756
1993	10	32	\$909	\$635	\$449	\$6,361	\$1,817	\$111,619	\$488,317	\$1,003,058
1994	10	0	\$963	\$673	\$449	\$6,743	\$1,927	\$47,831	\$959,482	\$91,407
1995	10	0	\$1,021	\$713	\$449	\$7,147	\$2,042	\$16,610	\$13,382	\$94,635
1996	10	0	\$1,082	\$756	\$449	\$7,576	\$2,165	\$17,446	\$14,185	\$97,896
1997	10	0	\$1,147	\$802	\$449	\$8,031	\$2,295	\$18,321	\$15,036	\$101,180
1998	10	0	\$1,216	\$850	\$449	\$8,513	\$2,432	\$19,235	\$15,938	\$104,477
1999	10	0	\$1,289	\$900	\$449	\$9,024	\$2,578	\$20,192	\$16,895	\$107,774
2000	10	0	\$1,366	\$954	\$449	\$9,565	\$2,733	\$21,192	\$17,908	\$111,057
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TOTAL	100	882	--	--	--	--	--	\$1,674,038	\$1,562,981	\$111,056

*VISTA DEL LAGO ONLY

NOTE:\$ VALUES ROUNDED TO NEAREST DOLLAR